

**Zoning Docket from June 20, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2022-059	Thomas B. Gully of Real Broker, LLC for Joey M. Bishop 619 Fowler Rd., Simpsonville, SC 29681 0560030103206 R-S, Residential Suburban District to C-1, Commercial District	27	Denial	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</b></p> <p><u>Speakers For:</u>            1) Applicant            None</p> <p><u>Speakers Against:</u>            1) Citizen           <ul style="list-style-type: none"> <li>• Lives adjacent to the subject property</li> <li>• Does not prefer to have commercial uses next to their property</li> </ul> </p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>.</li> <li>• Fowler Rd is a two-lane State-maintained residential road. The parcel has approximately 157 feet of frontage along Fowler Rd. The parcel is approximately 0.35 miles west of the intersection of Fowler Rd. and Howard Dr. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing retail and commercial uses.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property, zoned R-S, Residential Suburban District, is located on Fowler Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with surrounding land uses or the Plan Greenville County Comprehensive Plan and could have an adverse impact on surrounding residential properties.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Joshua T. Henderson, Zoning Administrator

**RE:** CZ-2022-059

**APPLICANT:** Thomas B. Gully of Real Broker, LLC for Joey M. Bishop

**PROPERTY LOCATION:** 619 Fowler Rd., Simpsonville, SC 29681

**PIN/TMS#(s):** 0560030103206

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** C-1, Commercial District

**PROPOSED LAND USE:** Retail and Commercial Use

**ACREAGE:** 0.907

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban District in March 1996 as part of Area 11. There have been no other rezoning requests.

**EXISTING LAND USE:** Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Vacant Land
East	R-S	Single-Family Residential
South	I-D (City of Simpsonville)	Single-Family Residential Development
West	R-S	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer – no sewer available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	0.907	1 units
Requested	C-1	12 units/acre		10 units

A successful rezoning would allow for 9 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Fowler Rd is a two-lane State-maintained residential road. The parcel has approximately 157 feet of frontage along Fowler Rd. The parcel is approximately 0.35 miles west of the intersection of Fowler Rd. and Howard Dr. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Fowler Rd.	2,508' E	1,600	1,700 +6.25%	2,100 +23.5%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

**CONCLUSION:**

The subject property, zoned R-S, Residential Suburban District, is located on Fowler Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with surrounding land uses or the Plan Greenville County Comprehensive Plan and could have an adverse impact on surrounding residential properties.

**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map